

PETERSEN SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF LOTS 4, 5 & 12 OF BLOCK 19 AS SHOWN UPON MAP OF RIVERSIDE LAND & IRRIGATING COMPANY'S SUBDIVISION AS RECORDED IN BOOK 1 OF MAPS AT PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, IN SEC. 3, T. 3 S., R. 5 W., S. B. B. & M.

FILED

OCT 26, 1949
Not. at 9:30 A.M.
Jack A. Ross
COUNTY RECORDER
by O. A. [Signature]
DEPUTY
Fee # 500
Filed by Riverside Title Co

We hereby certify that we are the owners of, or are interested in, the land included within the subdivision shown on the annexed map consisting of two (2) sheets; that we are the only persons whose consent is necessary to pass a clear title to said land, and we hereby consent to the making of said map and subdivision as shown within the colored border lines, and we hereby offer for dedication to public use for street and pedestrian ways, Lots A to C inclusive, and the public utility easements designated as "10' P.U.E." and "5' P.U.E."

Martin B. Petersen M.C. Kenall Vanita M. Kenall

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 17th day of October 1949, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martin B. Petersen known to me to be the person who executed the within instrument and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

7039-R

Beulah M. Vaughn

Notary Public in and for said County and State

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

I, W.G. WAITE, City Clerk of the City of Riverside, California, hereby certify that an undertaking, satisfactory to the Council of said City, guaranteeing the construction of required street improvements in this subdivision, was approved and filed in my office prior to the final acceptance of this subdivision map.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California this 18th day of Oct., 1949.

W.G. Waite
City Clerk of the City of Riverside, California

I hereby certify that a bond in the sum of \$1000.00 (cash) has been deposited (executed and filed) with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of the annexed map with the County Recorder, are lien against said property but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated OCTOBER 24, 1949

GORDON A. PEQUEGNAT, County Clerk and Ex-officio Clerk of the Board of Supervisors

By H.C. Begole Deputy

I hereby certify that this map is as approved by the Riverside City Planning Commission at its meeting held on the 8th day of Sept. 1949.

A.J. Malach Secretary
Riverside City Planning Commission

Rowe & Webb
Civil Engineers
AUGUST 1949

I hereby certify that the subdivider named on this map has deposited with the Water Dept. of the City of Riverside sufficient funds to cover the cost of installing all necessary fire hydrants, together with all water mains and laterals to the curb line on all streets shown on said map; and that all public utility easements shown on this map are sufficient for all requirements of the Electric, Light and Water Departments of the City of Riverside and for the Department of Public Utilities of said City.

Dated October 17th 1949

R.H. Gannon
Supt. of Light and Water Depts.
City of Riverside

I hereby certify that I have examined the within map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of Chapter 128 (Subdivision Map Act) Statutes of California 1943 and of Ordinance No 1328 of the City of Riverside, California, and all amendments thereto, have been complied with, that plans and specifications for drains, drainage, sewer and drainage works sufficient to protect all lots in said subdivision from flood or overflow have been approved by me; that all easements for sewers and drains shown on said map are correct in form and contents and are approved, and I am satisfied that this map is technically correct.

Dated Oct. 18th, 1949.

M. N. Irvine
City Engineer

I hereby certify that I am a Registered Civil Engineer of the State of California and that this map consisting of two (2) sheets correctly represents a survey made under my supervision during August 1949 and that all monuments shown hereon actually exist and their positions are correctly shown

Robert A. [Signature]
Registered Civil Engineer No. 1229

NOTES:-

1. Basis of Bearings is the centerline of Washington St (N 33° 53' 24" W.) as same is shown on map filed in Book 14 of Records of Survey at pages 49, 50 and 51 thereof, Records of Riverside County, California.
2. 3/4" IP tagged RE 846 & RE 1229 set at all points shown thus ° unless otherwise noted
3. 2"x2" stakes tagged RE 846 & RE 1229 set at all lot corners unless otherwise noted
4. 2"x2" stakes found at all points shown thus •
5. Record bearings and distances refer to map filed in Book 14 of Records of Survey at pages 49, 50 and 51 thereof, Records of Riverside County, California.
6. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipe lines, flumes, and ditches.

RESOLVED:- That this map, consisting of two (2) sheets, be and the same is hereby accepted as the official map of the Petersen Subdivision and the street, pedestrian ways and public utility easements hereon are hereby accepted as public street, pedestrian ways and public utility easements, and the City Clerk is hereby authorized and directed to attest said map by signing his name thereto as City Clerk of the City of Riverside, California, and to affix the seal of said City thereto.

I hereby certify that the foregoing resolution was adopted by the Mayor and Council of the City of Riverside this 18th day of Oct., 1949.

W.G. Waite
City Clerk of the City of Riverside, California

I hereby certify that according to the records of this office as of this date, the property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not yet become a lien upon said property.

Dated SEPT 12th 1949

[Signature]
City Treasurer

I hereby certify that according to the records of this office, the property shown on this map is not subject to any special assessments which have not been paid in full.

Dated Oct. 14th, 1949.

Orval Addington
Street Superintendent

I hereby certify that according to the records of this office as of this date, there are no liens against the property shown on this map for unpaid State, County, or local taxes, or special assessments collected as taxes, except taxes and special assessments, now a lien but not yet payable, which are estimated at \$1,000.00.

Dated October 17, 1949

R.T. Hicks, County Auditor
by [Signature] Deputy

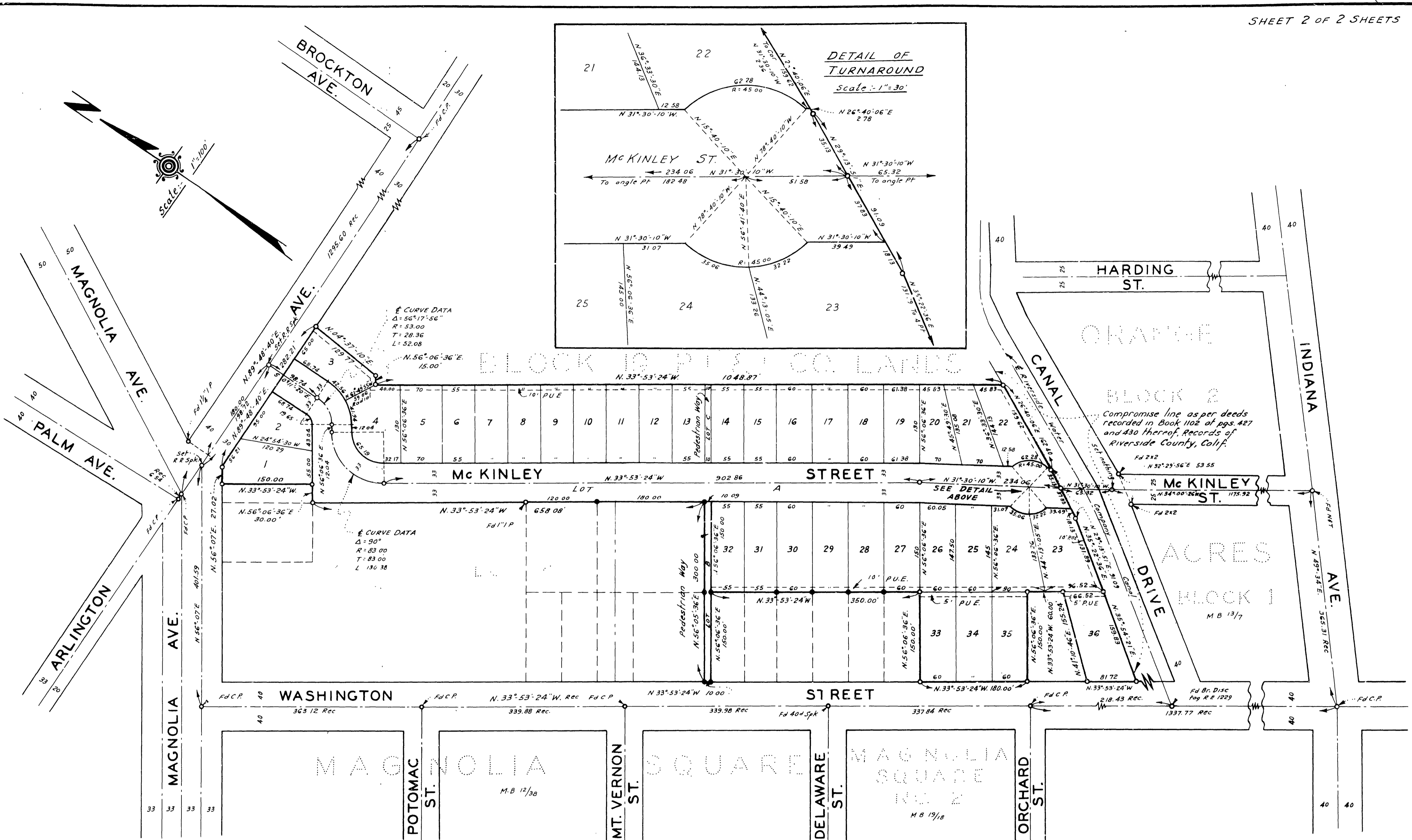
STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss.

On this 17th day of October 1949, before me, the undersigned, a Notary Public in and for said County and State, personally appeared M.C. Kenall and Vanita M. Kenall known to me to be the persons who executed the within instrument and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

7040-R

Beulah M. Vaughn
Notary Public in and for said County and State



DETAIL OF TURNAROUND
Scale: 1"=30'

CURVE DATA
Δ = 56°17'56"
R = 53.00
T = 28.36
L = 52.08

CURVE DATA
Δ = 90°
R = 83.00
T = 83.00
L = 130.38

Compromise line as per deeds recorded in Book 1102 of pgs. 427 and 430 thereof, Records of Riverside County, Calif.

- NOTES :-
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 2. 3/4" I.P. tagged R.E. 846 & R.E. 1229 set at all points shown thus ○ unless otherwise noted

3. 2"x2" stakes tagged R.E. 846 & R.E. 1229 set at all lot corners unless otherwise noted
4. 2"x2" stakes found at all points shown thus •
5. Record bearings and distances refer to map filed in Book 14 of Records of Survey at pages 49, 50 and 51 thereof, Records of Riverside County, California.

6. The property included within this subdivision is subject to an easement held by the Riverside Water Company, a corporation, for pipelines, flumes and ditches